

REAL ESTATE, FINANCIAL AND BUILDING ACTIVITIES OF SALT LAKE CITY

ELECTION FAILS TO AFFECT BUSINESS

Unlikelihood of Any Change in Administration Keeps Conditions Steady.

FALL TRADE STIMULATED BY CHANGE IN WEATHER

Business Conditions Generally in and Around City in Excellent Shape.

Apparently not even the distractions of election time have prevailed to any great extent to affect seriously business conditions throughout the city, and the confidence established by the past four years of prosperity has suffered no diminution even in the face of the slight possibility of a change of city government. Business men talk of affairs being so strongly founded and of moving forward so rapidly that nothing can act as an effective deterrent to the onward march of progress.

There is a confidence in the air, so to speak, and a good feeling throughout the city which argue well for the future. Wholesale dealers report conditions in outlying sections excellent, and the farmers and ranchers are filled with energy and hope for a continuance of the unusually good conditions which have held for the past few years. Summer crops have given the farmers plenty of money for carrying on next season's operations; large supplies of beefs have caused the working of sugar factories night and day, and, in some instances, have compelled a temporary stoppage of deliveries until the factories had caught up with the quantities of supplies being received.

Business is good, it is said. Bank clearings are high; financial institutions, as shown by the recently published statement at the call of the secretary of state, exhibit gains in deposits and in the general volume of business.

Country Trade Good.
Demand for goods from country merchants indicates that there can be no falling off in trade for a long time, and preparation for future undertakings indicate, also, that the movement of population and of business enterprise can be counted almost a tidal wave, which will make for a continued period of splendid conditions.

Locally, the abrupt change in the weather is commented upon by dry goods dealers as an excellent event, and this will be followed, it is said, by the general stimulation of business. All winter lines, such as furs, women's coats, men's heavyweight garments and children's clothing of all kinds, are being called for in great quantities, and the late fall rush for winter clothes will continue for many weeks.

There has been a remarkably large trade in fancy needlework, metallography and pyrography, those things which have to be made up by ladies for holiday gifts. This trade will increase, it is said, rather than diminish during the next few weeks, as Christmas comes nearer and nearer. The demand for silks and dress goods, which has been somewhat quiet for a month or so, has started again and will form a large portion of the late fall trade.

Trade in shoes has strengthened, as a result of unsettled weather conditions.

There has been an excellent trade in rugs, carpets, house furnishings and draperies, as might be expected from the continued extensive building operations of all kinds, which have necessitated the furnishing of new homes and apartments.

Heaters in Demand.
In hardware lines, the most noticeable feature is the sudden demand for heaters, which has come with a rush.

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BANK CLEARINGS FOR MONTH ARE SOARING

Record Reaches Thirty-Million Mark, an Average of One Million Daily.

Another indication of the splendid business conditions in the city during the month of October is evidenced by the report from the local clearing house that total bank clearings have exceeded thirty million dollars, or nearly one million dollars a day for every one of the thirty-one days of the month. The increase over the showing for the corresponding month of last year is also large, amounting to nearly 30 per cent, and there is, in addition, an increase of 13 per cent over the total for the month of last September.

Bank clearing totals for the month of October were \$30,004,875.89, as compared with a total of only \$23,950,097.77 for the same month of 1908, an increase of \$7,044,778.12 over the corresponding month of last year, or nearly 30 per cent. This total produces an average daily total of \$970,533.31 for the month, on the basis of seven days to the week, and an average daily total of more than a million dollars on the basis of six days to the week. As business is carried on during only five days and a half, it will be seen that the showing is excellent.

During the past week, the daily totals have run well over the million-dollar mark, and Saturday, October 30, were \$1,000,584.57, as compared with a total of only \$697,259.06 for the corresponding day of a year ago, or an excess of more than 50 per cent. Following is a comparison of the daily bank clearings for the past week with the corresponding days of last year:

	1909.	1908.
Monday	\$1,281,208.21	\$1,089,539.86
Tuesday	1,215,056.97	779,328.20
Wednesday	1,181,114.45	729,682.66
Thursday	1,150,552.30	814,932.55
Friday	1,049,156.71	812,531.24
Saturday	1,000,584.57	697,259.06
Totals	\$4,787,733.21	\$4,901,814.67
Increase	\$2,291,888.68	

New incorporations

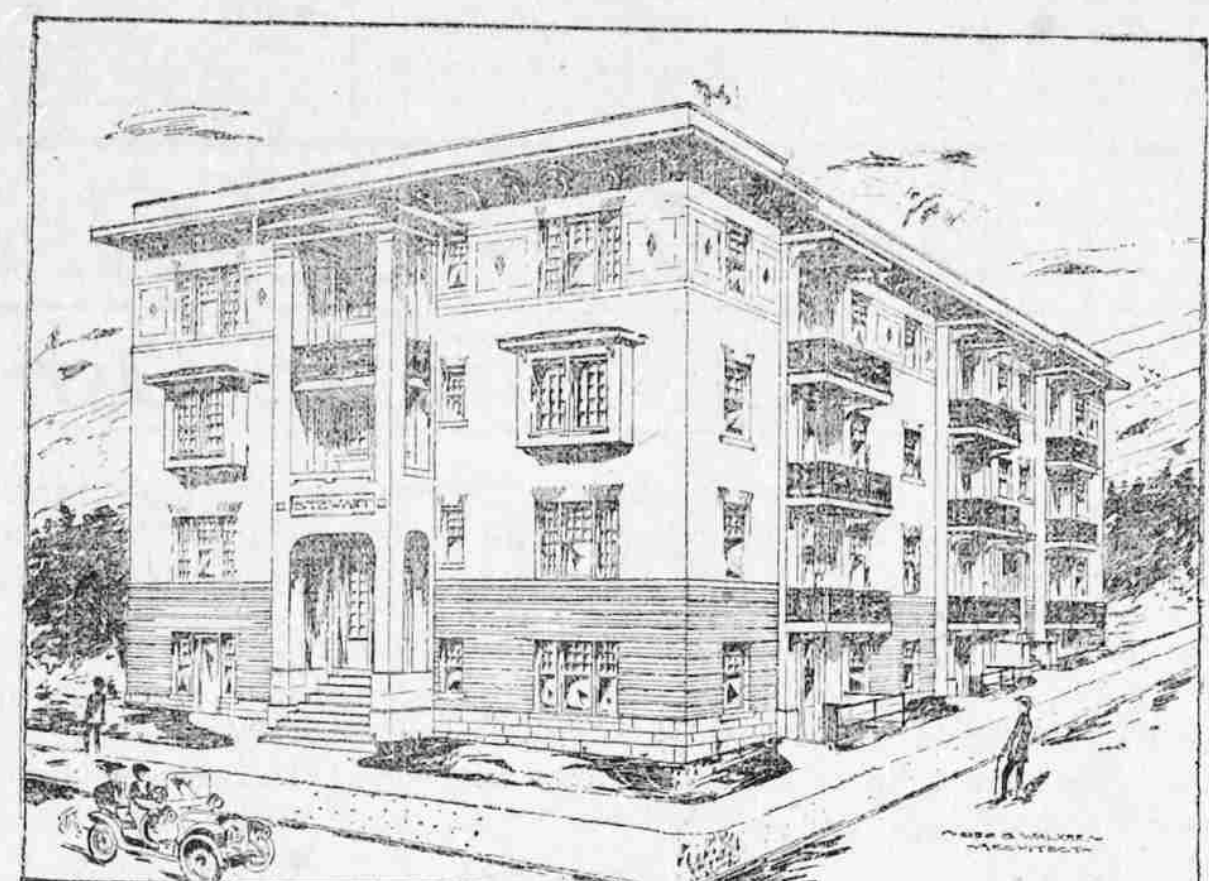
The Utah Mineral Wax company of Phoenix, Ariz., filed a copy of its articles of incorporation with the secretary of state Saturday. The capital stock is \$500,000, divided into shares of the par value of \$1 each. H. M. Black is president; Palma Black, secretary; Claudius L. King of this city, resident agent for this state. The company owns a large number of mineral wax claims in Utah county.

A copy of the articles of incorporation of the West Paradox Mutual Irrigation company of Paradox, Colo., was filed in the secretary of state's office. The capital stock is \$500,000, divided into shares of the par value of \$1 each. H. I. Horiguchi, president; S. Tanaka, secretary; Fred M. Prewer of San Juan county, resident agent for the state. The company owns water rights in Deep creek, San Juan county.

The Tokio club, a Japanese social organization of this city, filed articles of incorporation with the county clerk; capitalization, \$500, divided into shares of the par value of \$1 each. H. I. Horiguchi, president; S. Tanaka, secretary and treasurer. These, with Harry Oka, S. Toroy and S. Kishi, constitute the board of directors. The organization will maintain club rooms in this city.

Tribune Want Ads.
Bell Main 5200. Independent 360.

HANDSOME, COMMODIOUS APARTMENT HOUSE OF HYRUM STEWART



Further addition to the numerous handsome apartment houses of the city is made in the new Stewart apartment building, now in course of construction at First avenue and E street, and to be completed at a cost of \$65,000, by Hyrum Stewart, formerly mayor of Kayville.

The structure is three stories high, with a basement, and contains twenty-one four and five-room apartments. It has a frontage of fifty-five feet, facing north on First avenue, and of 145 feet facing east on E street. Constructed of white pressed brick, with brown sandstone trimmings, the building makes a handsome appearance and constitutes a distinct feature of buildings of its class.

Some of the features of interior furnishings of the new building are a vacuum cleaning system which extends throughout the building, combination gas and electric light fixtures, gas ranges already installed, and in fact everything that can conduce to the comfort of the tenants. The interior finish is of hardwood and the halls and bathrooms are tiled. Especial effort has been made in the construction of the building to provide for the needs and modulations of tenants who desire comfort with a small number of rooms, but with the best that can be afforded.

Work on the new structure was started last spring, and the building is already well under way. Preparations for opening the rooms to tenants January 15 have been made. At the present time the walls have been completed up to the third floor and construction is being pushed as rapidly as possible. The land on which the structure stands was purchased at a cost of \$8,000, making a total investment for Mr. Stewart of \$73,000. The deal was financed through the Birre-Shurn Realty company, George S. Walker is the architect.

BUILDING PERMITS KEEP ON SOARING

Record for Month Reaches Million-Dollar Mark and Then Some.

A study of the building records of the city and a comparison of this year's record with that of the past few years will convince the most skeptical resident of Salt Lake City of the wonderful progress made under the American administration and should cause serious thought and consideration upon the part of the property-owners as to whether or not this progress should be blocked by defeating the American ticket at the election next Tuesday.

The records of Building Inspector A. B. Hirth show that there were 159 permits issued in the month of October and the total valuation of buildings represented by those permits was \$1,242,050. For the month of October, 1908, the total valuation of buildings for which permits were issued was \$347,950.

In the entire year of 1908 the valuation of buildings and improvements, as shown by permits issued by the building inspector, was \$4,728,380, while for the ten months of this year the valuation of new buildings has reached the enormous figure of \$7,265,470, and before the end of the year it will almost double that of last year.

In 1908 there were 1097 permits issued, while during the ten months of this year there have been 1103 permits

REAL ESTATE NEWS AND THE CITY'S BUILDING OPERATIONS

The real estate market during the past week has been quiet, with but few reports of sales, although there has been a strong undercurrent of confidence in the market. Many dealers explain that the nearness of election is responsible for the condition, and many expressions of hope for an American party victory next Tuesday are heard. There is a strong feeling, it is said, that a failure to elect the American party candidates will result in serious detriment to realty business, especially, inasmuch as investors from the east have, in many cases, conditioned the closing of deals on the outcome of the election.

In the meantime, work on the new buildings being erected throughout the city is progressing rapidly. Reports received from the east last week, that steel for the Newhouse building would be shipped November 1, have stimulated activity considerably and strengthened confidence of those who have invested capital in the south end of the city. Architects are working on plans for the new building to be erected at the corner of Fourth South and Main streets, just south of the Newhouse building, by J. J. Daly, and details of the structure are being worked out. It is known that the building will be seven or eight stories in height, and will be a credit to the locality. Whether it is issued, for the week just closed the total valuation represented by permits issued was \$61,500. Saturday the inspector issued permits representing a valuation of buildings and improvements of \$4500.

Work on the new building being erected on State street just south of the building of the Independent Telephone company, by James H. and Oscar Moyle, is progressing rapidly. The concrete foundation is practically completed, and work on the superstructure will be started in a few days.

The building is in two sections. The front portion will have an exposure of 76 feet on State street and will extend back 100 feet. The rear portion will be 73x147 feet. The structure will be three stories in height, but will be so constructed that it can be increased to five stories if desired.

A portion of the ground floor will be occupied by the offices of the Smith-Williams Automobile company, which also will utilize the rear portion for an automobile store. The other two floors will be used for office purposes. A large part of the building already is leased. The building will have a steel frame, with concrete floors and roof, and will be fireproof. Plans for a new structure, which are being prepared by Architect George W. Eldredge, show an unusually attractive building and one that will be a prominent addition to the business structures of State street.

The development of Second South, through the erection of the Holmes-Knox building, at the corner of State street and Second South, and the C. Lynch building, at the corner of Second East and Second South, appears to be assured. State street has been greatly improved by the erection of the new buildings there, and changes also are under way farther south, between Second and Third South, which will improve the conditions there and bring about the development of two main business thoroughfares through the heart of the city.

The movement to improve the appearance of First South, between Main and State streets, is also progressing. New fronts have been placed on the buildings there, extending from the corner of State street nearly to Commercial street, and changes in the fronts of buildings between Commercial street and Main street have also been started.

The rebuilding of Third South, from West Temple street to the new Rio Grande depot is nearly completed, and already gives a handsome appearance to that thoroughfare. The completion of the work will stimulate property values there greatly, it is said, and the strengthening of realty conditions there is commented upon by many dealers.

Just north of the Boston building, the new Felt building is well under way, the arrival of steel having made it possible to proceed rapidly with construction, and excavating has been started. The place is the scene of tremendous activity night and day, and it is evidently the intention of the owners to push the structure to completion at the earliest possible moment.

The suggestion has been made by a realty man closely in touch with the building situation that the erection of the new Utah hotel and the improvements being made by Z. C. M. I. will

APARTMENT HOUSES NOT BEING OVERDONE

Movement Started Short Time Ago Continues With Increasing Impetus.

The question whether or not the apartment-house business in Salt Lake City is being overdone is being answered by one of the realty concerns here which makes a business of erecting buildings of that sort in a way that seems to indicate that for the present, at least, there will be no falling off in the amount of income derived from these buildings, nor any diminution in the return to the investor from the capital placed in undertakings of that sort.

The movement was started less than two years ago, with small beginnings, and has continued with constantly increasing impetus ever since. The story of the Swallow apartments, completed only last January at a cost of about \$35,000, including the ground on which the building stands, and which has yielded a return of more than 15 per cent on the original investment, not to mention the increase in actual value of the property, amounting to nearly \$12,000 in less than ten months, has been duplicated in the case of the Critchlow apartments, and promises to be realized from the Stewart apartments, now in course of construction.

The Critchlow apartment building was completed a little over a year ago by John Q. Critchlow and has paid better than 10 per cent on the capital invested. The building has only recently been purchased by the Birre-Shurn Realty company for \$50,000. In the new Stewart apartments, now in course of construction, the return, according to the terms of the lease already taken out on the building, will average \$200 a month, besides paying for the building in twelve years. This means a return of nearly 4 per cent over the payment of the cost of the building, or a total return of about 12 per cent.

The fact that many of the apartment buildings of the city have tenants on the waiting list, is also pointed to, as an indication that many people wish to occupy apartments, during the winter season at all events, and the large number of new buildings of this class that have been erected within the past year or two has apparently caused no diminution in the demand for accommodations. The advantages offered by apartment buildings for residence purposes are apparently especially attractive to tenants and from the standpoint of investors there is also a decided advantage over the utilization of capital for the building of any other class of residence structures.

HALLORAN AND WEY SELL VALUABLE REAL ESTATE

Two deeds were filed for record in the county recorder's office Saturday, by which W. J. Halloran and A. Fred Wey sold to N. G. Hall a part of lot 3, block 38, plat A, Salt Lake City survey, for \$50,000, and N. G. Hall transferred to the Birre-Shurn Realty company the same property for the same consideration. The property is 77x330 feet in dimensions and is located in the interior of the block between Main and State and Eighth and Ninth South streets.

A mortgage was also filed wherein N. G. Hall mortgages to Walker Brothers the same property for \$30,000.

result in additional business buildings being erected on South Temple street.

The construction of the new Vermont building has saved the way for the extension from that building eastward to State street.

Development of the residence section of the city continues rapidly. In suburban property, one of the places most affected is the southeast bench. Realty dealers who control property there report, however, that there is a slight disposition to wait and see whether the city will do the cost of progress or idleness. If the watchword is to be progress, it is said, there will be continued good conditions there; if idleness, there will be only slight real estate trade.

A. N. Humphries reported Saturday that until the rain set in on Friday he had a very busy week. In Idlewild and Sunnyside additions he had excellent success in disposing of a number of building lots to eastern and local people, and there were many assurances given that new buildings would soon be erected there.

In College View addition, controlled by Meek & McCutcheon's syndicate, no action prevailed. The Hubbard Investment company, which handles Fairmount Springs addition, reported the sale of many building lots. Emerson Heights, under the control of George M. Cannon & Co., and the additions on the north and northeast displayed a similar activity, but there were again many suggestions that positive assurance of a

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ZION TO HAVE A FINE RATHSKELLER

New Restaurant to Rival Famous Eating Place of New York City.

ONLY TEA ROOM OF KIND WEST OF GOTHAM

Louvre and New Hotel Company to Unite in Project, With \$75,000 Capital.

Arrangements for the opening of a new rathskeller here on the first of the year were completed Saturday between E. L. Wille, proprietor of the Louvre cafe, and the Holmes-Knox Hotel company, by which Salt Lake City will be provided with a high-class eating place which will be unmatched for elegance and convenience outside of New York. The contract calls for the organization of a stock company, with a capital of \$75,000, in which some of the leading capitalists of the city will be interested. Articles of incorporation will be filed the coming week and Mr. Wille will leave for New York next Tuesday to perfect arrangements for furnishing the place.

Details of the undertaking are not entirely completed, but it is known that the new restaurant will contain a number of features heretofore unknown in the West. The main dining hall will have a seating capacity of 500 people. There also will be a banquet hall, arranged so that it will accommodate comfortably from ten to 125 people. The room will be 21x21 feet in size and will contain many attractive features in its furnishings. There also will be a large orange room and a Dutch room, each of which will accommodate forty people. The crowning feature of the place, however, will be the tea room, especially designed for the accommodation of ladies' parties after the manner. The large feature will be the only thing of its kind west of New York.

Three Entrances.

Entrance will be gained from State street, through a magnificent arcade, with specially designed canopy of steel, ornamented with art glass. Entrance also will be gained from Second South, just east of the main entrance of the hotel, and from inside the hotel proper. Both the hotel elevators will be run to the rathskeller. The stairways will be elegant in appearance, with marble steps and brass fittings. The canopies over the outside entrances will be ornamental, with huge bronze chandeliers of special design, which have been placed with one of the biggest expenses in the country.

There will be a special music room built into the wall of the main dining room with a special canopy of steel. It is intended to make a special feature of the music and, in the east, Mr. Wille will also contract with entertainers. The lighting will be furnished by means of hanging or tungsten lights, arranged so that the light will be reflected from behind glass panels. Especial attention will be given to ventilation and a system of blowers is being placed in the building to remove all foul air and supply constant streams of pure atmosphere. Fans for the blowers will be supplied by means of generators furnishing horsepower.

The floors of the rooms will be of mosaic tile especially designed for this place. In the center of the main dining room will be a magnificent electric fountain. The water will be thrown against an overhanging canopy and will fall back into a basin in an illuminating shower of mist, producing an extremely beautiful effect.

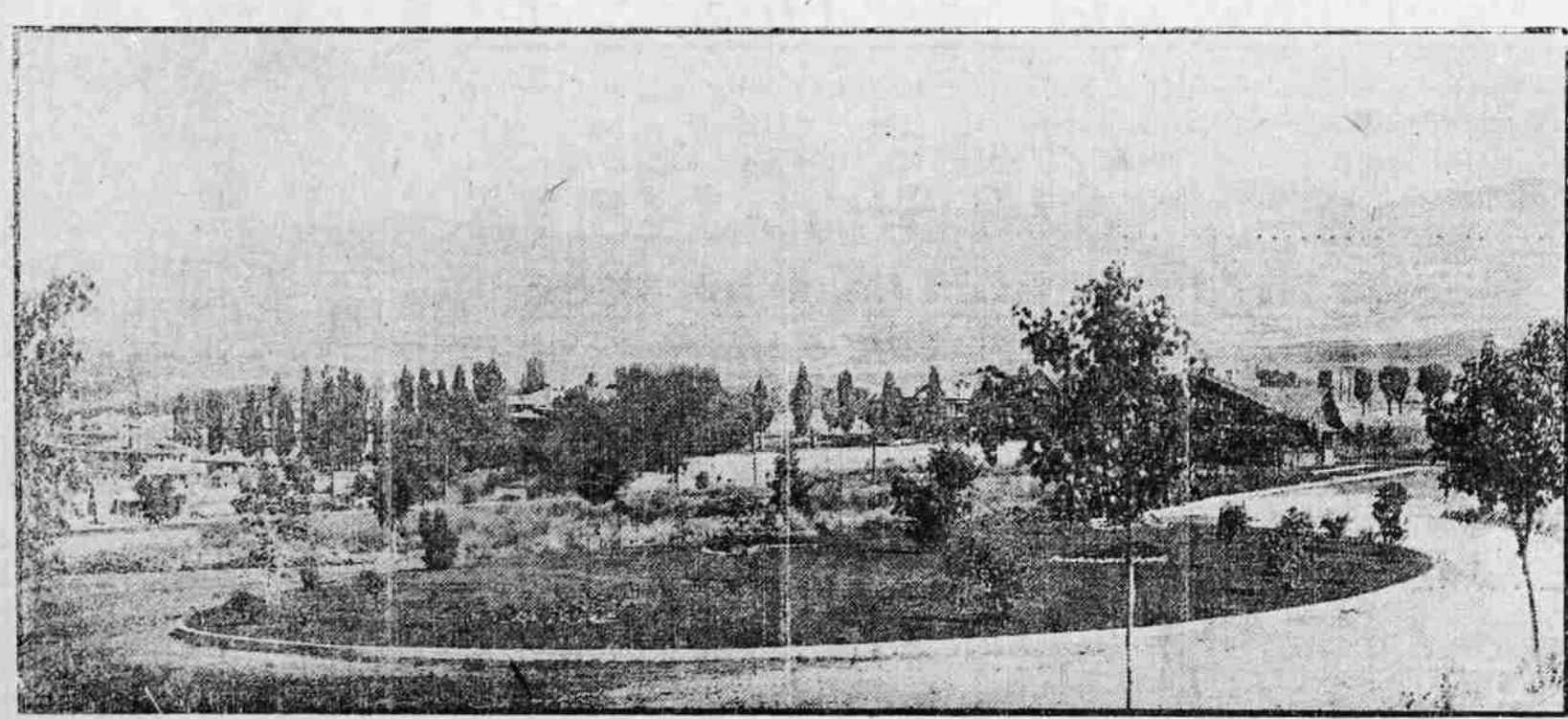
Japanese Tea Room.
The tea room will be furnished in Japanese style, even to the dishes, which will be of special design to conform with the other furnishings. The serving of afternoon luncheons especially for ladies is expected to be unusually attractive. The orange room will be lighted with a flood of orange colored light and finished in Tuna mahogany. The semblance of an old Dutch rathskeller will be exhibited in the Dutch room with chairs, tables and all the other buildings in keeping with the general plan.

Everything about the place will be of the best. Silverware and linen will be ornamented with the monogram of the name and order will be placed in European firms to supply some of the silverware. This is not expected before March 1, although the opening will be held January 1. A special feature will be the telephone connection with the tables, so that guests may be called without leaving their seats.

Kitchen a Specialty.
Mr. Wille is making a special plan of the kitchen and its furnishings. Arrangements will occupy a space of

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FEDERAL HEIGHTS WILL BE PRESENTED TO CITY



View of Federal Heights Addition looking north on Wolcott avenue, showing McKinley Park in foreground. The beautiful home of H. W. Throckmorton is on the right. Photograph taken less than a year after opening of addition.

With all improvements, including handsomely paved streets, sidewalks and parks costing \$125,000 and, by the usual rule of increased values for realty in the city, now worth much more, Federal Heights will be turned over to the city of Salt Lake within the next few weeks, the most beautiful and most highly improved residence section of the place.

Building lots in Federal Heights cost more than they do in other additions because the amount of money spent to improve the locality has made the lots more valuable. In no other addition in the city have streets of such high quality been laid out and in no other addition has so much attention been given to conserving the natural beauties of the locality as here. The streets are the best in the city; the parks are comparable to the best in the country of the same size, and the trees planted have been chosen as well for their beauty as for their adaptability to the location.

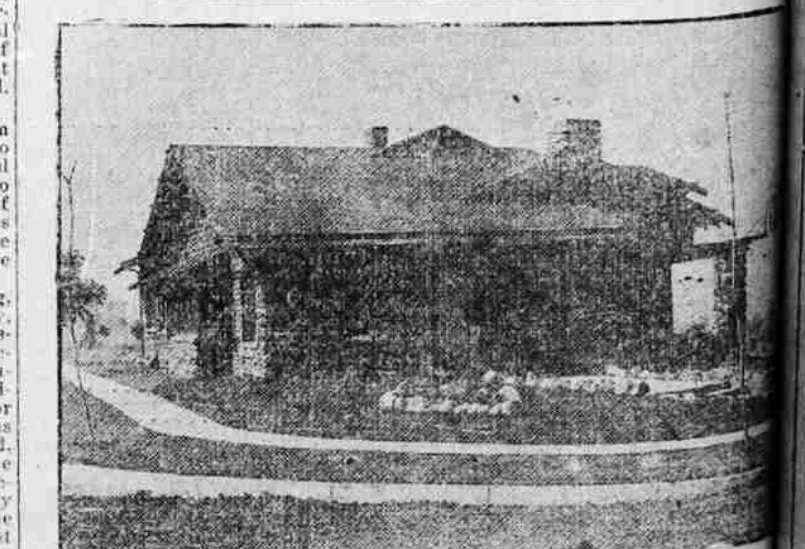
New buildings costing more than \$60,000 have already been erected, build-

ings which will aggregate in value nearly \$42,000 are now in course of construction; plans are already prepared for new buildings to cost nearly \$48,000, and two new homes for which sites have just been purchased, will be erected next spring to cost \$25,000.

Only the best sort of residences will be permitted in the Heights and the conditions there are such that the place must always remain a typical high class residence district. The present movement of residence population in the city is towards the east bench. New additions have been opened up as far south as Twelfth South. Federal Heights is practically the only residence addition within easy shopping distance of the city and which can be reached without leaving the city's best residence thoroughfare.

The locality has been well named, "The Crown of Brigham Street." Telluride Realty company, owners, 114-115-416 McCormick building, Salt Lake City.

PRETTY TYPE OF BUNGALOW RESIDENCE



The home of H. W. Throckmorton in Federal Heights. The structure is a beautiful type of bungalow construction, which is especially attractive for residents. The building, which was completed early last spring, cost \$12,000.